

May 27, 2009

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To: ARIZONA CORPORATION COMMISSION

DOCKET CONTROL

Regarding docket #s E-1344-07-0663 & E-1345-07-0663

RECEIVED

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AZ CORP COMMISSION
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Commissioners and Judge Sarah Harpring

I strongly object to the establishment of the UCSA at Hillcrest Bay Mobile Manor. Hillcrest Bay was established in approximately 1972 and consists of roughly 65% mobile homes and 35% site built homes. It is in a moderately run down condition due to the old trailers, partially finished structures, junk piles, and the old boats and vehicles stored here. Many of the structures were not built to code and contribute to the shabby appearance of the subdivision. Placing the utilities underground will not change the shabby appearance. It is not a Scottsdale or Paradise Valley type subdivision. Despite all this I decided to retire and move here permanently in 1999 largely because of the affordability of Hillcrest Bay. I carefully calculated my living expenses and income, factoring in inflation. I did not even dream of the possibility that I would be forced to pay \$20,000 to relocate the overhead utilities so someone else could have a better lake view. I also did not think I would lose over 40% of my 401k. The UCSA was sold by John Sears and the HOA board mostly on misinformation such as; poles falling down, safety hazards, poor service, and the threat that if we didn't pay to have to have this done, APS would place new poles and wires in the street instead of in the rear where they are now. The latest allegation is that bird droppings are causing a health hazard. Even if this were true, it would be the utility companies and or the county to correct that situation. Another allegation is that there are a number of situations where utility lines are hanging over patios and decks. This one is true. However, the existing utilities are located within the utility easement and if a property owner has encroached on that easement it is his responsibility to correct the situation. I had a lengthy conversation with D.L. Wilson of APS, in March, 2009 and he eventually admitted that he knew of no situation where APS went into an existing subdivision and moved the poles and wires from rear property feed to front property feed. He also said that utilities do not have money to spend on that type of project. Why Hillcrest Bay and why now? There is only one legitimate reason to do the UCSA and that is aesthetics. The board, John Sears, and the people for the UCSA say that it is a great deal. If they really believe that, let them pay for it in its entirety. If this would have been presented honestly and the property owners allowed to make up their mind without all the deception, it would be easier to accept. As it is now, the HOA board and John Sears do not have the 60% vote representing 60% of the square footage support needed to meet the states' requirements. See the 14 withdrawals sent in since the last vote. In reality, the 60% square footage requirement was never met. Also another curious bit of information is the the new bid submitted by Tades inc., not an approved APS contractor, shows a 30% reduction in the public costs while my public costs only went down 21% yet John Sears' went down 46%. There are many other issues with this project that would make this letter longer than it already is. Please take the time to investigate these issues. Most of the people who want the UCSA to pass don't even live here and only want it if they can get the A.C.C. to force those of us who don't want it and or can't afford it, to help them pay for it. Regarding the financial assistance program. The H.O.A. board's accountant has told us that to qualify for financial assistance you must make less than \$16,000 per year. No consideration was made as to ones' existing financial obligations. One last thought, the board plans to take the money to help the people who can't afford it out of the HOA'S treasury. This issue has not been voted on by the homeowners.

Glenn Ecker

Glenn Ecker

Arizona Corporation Commission

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